

The City of Carlsbad Housing & Neighborhood Services
HOUSING COMMISSION AGENDA

THURSDAY, MARCH 10, 2011
6:00 P.M.

CITY COUNCIL CHAMBERS
1200 Carlsbad Village Drive
Carlsbad, California 92008

NOTICE TO THE PUBLIC:

1. Meetings are divided into categories shown below.
2. When you are called to speak, please come forward and state your name and address.
3. All persons requiring assistance or auxiliary aids in order to effectively participate may contact the Housing & Neighborhood Services Office at 760-434-2811 at least 24 hours prior to the meeting to arrange for reasonable accommodations.

CONSENT AGENDA: If you desire to talk about Consent Items a written "*Request to Speak*" form must be filed with the Minutes Clerk prior to the time the Consent Agenda is called. The items listed under Consent Agenda are considered routine and will be enacted by one motion as listed. There will be no separate discussion on these items prior to the time the Commission votes, unless an item is removed.

PUBLIC COMMENT: If you desire to speak about an item not listed on the agenda, a "*Time Reservation Request*" form should be filed with the Minutes Clerk. A total of 15 minutes is provided for the Public Comment portion of the Agenda. Speakers are limited to three (3) minutes each.

In conformance with the Brown Act, no action can occur on items presented during Public Comment.

PUBLIC HEARINGS: It is not necessary to file a written request to speak on items listed on this agenda as Public Hearings.

ALL OTHER CATEGORIES: For all other agenda items a "*Request to Speak*" form must be filed with the Minutes Clerk before the item is announced. There is a five (5) minute time limit for individual speakers.

CALL TO ORDER

ABSENT: _____

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES

JUNE 17, 2010

ACTION: _____

VOTE: _____

COMMENTS FROM THE AUDIENCE ON ITEMS NOT LISTED IN THE AGENDA

Please limit your comments to three minutes. (*A total of five speakers may be heard.*)

NEW BUSINESS:

1. CARLSBAD PUBLIC HOUSING AGENCY ANNUAL PLAN - REQUEST THAT THE HOUSING COMMISSION ADOPT RESOLUTION NO. 2011-001 RECOMMENDING THAT THE HOUSING AND REDEVELOPMENT COMMISSION APPROVE THE CARLSBAD PUBLIC HOUSING AGENCY (PHA) ANNUAL PLAN FOR FISCAL YEAR 2011 FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

VOTE: _____

ACTION: _____

STAFF RECOMMENDATION: *Approve*

STAFF: *Bobbi Nunn*

Housing Program Manager

ANNOUNCEMENTS

CHAIRPERSON REPORT

DIRECTOR REPORT

ADJOURNMENT

Minutes of: SPECIAL HOUSING COMMISSION
Time of Meeting: 6:00 P.M.
Date of Meeting: JUNE 17, 2010
Place of Meeting: HOUSING & NEIGHBORHOOD SERVICES CONFERENCE ROOM

CALL TO ORDER

Chairperson Smith called the Meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was not said due to the office not having a flag.

ROLL CALL

Present: Commissioners: Emelda Bradwell
Susan Igoe
Bobbie Smith

Absent: Craig Kirk
Hope Wrisley

Staff Present: Housing and Redevelopment Director: Debbie Fountain
Senior Planner: Scott Donnell

APPROVAL OF MINUTES

Minutes of March 11, 2010, meeting were approved as written.

VOTE: 3-0
AYES: Bradwell, Igoe, and Smith
NOES: None
ABSTAIN: Kirk and Wrisley
ABSENT: None

ITEM NOT ON AGENDA

There were no items not on the agenda.

NEW BUSINESS

Scott Donnell, Senior Planner, said the presentation is for minor changes to the city's inclusionary housing ordinance. The inclusionary housing ordinance is part of our zoning ordinance. It contains most of the land use standards for the City of Carlsbad. Changes that are proposed and that you are considering tonight all stem from the lawsuit known as Palmer versus the City of Los Angeles. Palmer is a developer, and at the time was proposing to construct rental apartments, and the City of Los Angeles imposed an inclusionary housing requirement similar to our inclusionary housing ordinance. Palmer filed suit and the case made its way to the Court of Appeals and eventually to the California State Supreme Court. The State Supreme Court refused to hear it, but upheld the Court of Appeals decision. That decision was that the inclusionary housing requirements do not apply to rental projects. That is based on some previous case law. Our City Attorney felt that we needed to amend our inclusionary housing ordinance to come in line with that Court of Appeals decision. Essentially what it says is, for developers proposing apartment projects, the city cannot apply inclusionary requirements to them unless they are requesting some kind of city assistance. As you know, we use our inclusionary housing ordinance to get affordable housing. This court ruling says the city cannot do that with rental projects. The caveat to that is if a developer of affordable housing comes along and wants to build apartments, and also need financial assistance or some kind of incentive then that triggers the inclusionary housing requirement. Really the only time the court ruling would apply is if a developer did not request any assistance. The changes that have been proposed for the inclusionary housing ordinance mainly are based just on the court case. There isn't anything currently in the ordinance to say inclusionary housing requirements don't apply to apartment developments unless the developer is requesting the assistance or incentive.

At the same time, we have gone through the ordinance and made some minor changes. We wanted to add some terms and clarify some terms so the ordinance is just easier to use. We also did some housekeeping. For the most part a couple of references to some of the code sections are wrong and they have been corrected. The resolution you have would recommend approval of the changes. It simply says the inclusionary housing ordinance still can do its purpose, still requires affordable housing, subject to the limitations of this court case, the Palmer case. Your recommendation gets forwarded to the Planning Commission. The Planning Commission also makes a recommendation. Both recommendations go to City Council for final approval. I would be happy to walk through this and go over the changes with you. That is my presentation.

Debbie Fountain, the Housing and Redevelopment Director, said one of the things that has been working in the City of Carlsbad is that we don't get too many stand alone apartment projects that people are proposing. Most of the time if we get an apartment project, it is because they have the inclusionary housing requirement on their single-family home development. If they have a single-family home development, they can build an apartment complex within their master plan or specific plan or subdivision to meet the inclusionary requirements for the single-family home subdivision. We can put restrictions on that because that is meeting their inclusionary requirement for their single-family home development. It is only if somebody came in and wanted to build an apartment complex and they didn't have any other single-family home units or anything that would trigger the inclusionary, other than the apartment complex itself, then we would not be able to get our 15% inclusionary unless they asked for financial assistance. We don't think it will have a real widespread problem for us. Depending on what the market does, if there is a big run on trying to build more apartments as standalone projects, it might be an issue.

We think in general, it is not going to have a huge impact on our program. As you all know, we are not getting a lot of market rate housing of any type right now. We were hoping the City of Los Angeles would have won on appeal and this wouldn't have happened so we waited until all the final actions were done before any changes were proposed to the ordinance. It is unfortunately because it goes back to a law that has been on the books for a while called the Costa-Hawkins Act, which when originally proposed, was limited to a certain number of cities; it wasn't supposed to be this widespread prohibition on rent restrictions, but as it got final adoption, it didn't go along with this original intent. The developer in the case in Los Angeles found a loophole and was able to get its inclusionary requirement removed as a result of this lawsuit, but it doesn't affect widespread on developers. Instead I think some of the developers thought it might have had more of an impact. We are hoping it won't have a huge negative impact on us in trying to get more affordable housing, but it is a reality that we have to deal with and make some repairs to our ordinance. Would you like Mr. Donnell to go through the changes with you?

Commissioner Bradwell asked if that would create a conflict of interest down the line in some way if they are asking the city for funding, would that present a conflict of interest?

Ms. Fountain asked if Commissioner Bradwell meant if they were trying to build housing and asking the city for money.

Commissioner Bradwell said right.

Ms. Fountain said she doesn't think it would if there is some specific public purpose served by that. So if they are requesting money, and we say we need something in return for that such as affordable units, then it shouldn't cause us any problems.

Commissioner Igoe said she is disappointed too and understands what is being said.

Ms. Fountain said we are doing what we need to do. We are not going above and beyond the changes of the ordinance which is to address the lawsuit. If you look at some of the history of the Costa Hawkins Act, it was in place before we adopted our inclusionary so it is not a new law. You would have thought this would have come up sooner than it did. Partly that has to do with the fact that it is difficult to interpret what that actual law says. Whoever could have benefitted from it initially, did benefit and then a lot of

people did not pay much attention to it afterwards because of the original intent. It is helpful to make sure we are clear with how things get interpreted so we don't have these some type of issues that somebody could challenge.

Chairperson Smith said she can appreciate bringing this to the Commission's attention because anything could come up and we may not be aware of the law in Los Angeles. In reading over this material, it made me wonder. At least we are informed as to what is going on.

Commissioner Igoe asked what the project they are looking to build is. I don't know that I read that in the material. What is the project they are talking about building.

Ms. Fountain said we don't have any specific project with this. This is just the ordinance revision. Mr. Donnell was mentioning the case which is what triggered the changes in the requirement. That wasn't a project for Carlsbad. That was a project outside our city limits. This one is just the ordinance changes. We don't have any project for you at this point.

Mr. Donnell said he ran some numbers looking at all the affordable housing that has been built in the City of Carlsbad from 1996 through 2007. I found three standalone apartment projects. If they were built today and subject to this new law and therefore didn't provide inclusionary housing, then the question is how much of that affordable housing would be lost. I came up with about 123 units; that would be only 6% of the almost 2,000 inclusionary units that have been built. It really is a small number.

Ms. Fountain said if some of those were doing it for inclusionary purposes, they would still have had to do it. Fortunately it doesn't affect anything we have already approved.

Commissioner Bradwell asked if the approval of this ordinance, will it safeguard against any future litigation.

Ms. Fountain said we never totally get out of the risk of somebody suing us. People can sue at any time. Because the attorneys review all of these ordinances and they are subject to the test of other case law, we feel like we are in a very good position for defending our inclusionary ordinance. It doesn't preclude somebody from suing us in the future, but we think we have a good ordinance that is consistent with other case law related to the right to implement inclusionary ordinances. This was law related to application of inclusionary ordinances. Those could change in the future so we can't totally protect against those. We have a City Attorney's office that watches all of that pretty closely. They usually let us know if they think something is coming our way.

Commissioner Igoe make a recommendation that the Housing Commission adopt Housing Commission Resolution 2010-002 recommending approval to the Planning Commission and the City Council of the City of Carlsbad changes to Zoning Ordinance Chapter 21.85 as shown in Zone Code Amendment 10-03 on Local Coastal Program 10-02 and based upon the findings contained in Resolution 2010-002.

Commissioner Bradwell seconded the motion.

VOTE:	3-0
AYES:	Bradwell, Igoe, and Smith
NOES:	None
ABSTAIN:	None
ABSENT:	Kirk and Wrisley

DIRECTOR'S REPORT

Ms. Fountain said she does not have any announcements or updates other than she did want to share about the Tavarua Senior Apartments on Harding Street. They are the senior units that has been going through several application processes to try and get financing. They went for their second round of tax credits and got denied again so they are going to go one more time. They are also trying to work on

some other applications for other public money to come into it. So they are looking at a supportive housing grant through the County of San Diego, which would mean about 10 of the units within their project would be available to people with disabilities. Typically supportive housing is for developmentally disabled type of households such as people with Alzheimer's, dementia, autistic, or something like that. They are looking in very good shape to get that supportive money from the county, which they have a very lengthy process to get that. That will help them in turn to be ranked higher for the tax credit, which is their other financing source they are working on. That will be positive if they can get that done. I am meeting with them tomorrow to find out where they are at. It is not unusual for it to take several rounds to get financing for this project. With Laurel Tree back in the 90's, they hit five rounds of the tax credits. Sometimes it takes a while to get the financing, but eventually they will get it. It depends on how other projects' applications come in, who is competing, how they rank; it is a very competitive process. They are working hard to still get that project approved.

Habitat for Humanity is going to start working on their second phase of their units. Hopefully within the next year or so they will be able to finish their units. They have some funding that may expire at the end of this year if they don't use it so they are trying to get that second phase going so they can get the remainder of their units built.

ADJOURNMENT

By proper motion, the meeting of June 17, 2010, was adjourned at 6:25 p.m.

Respectfully submitted,

Deborah Fountain


Housing and Redevelopment Director

PATRICIA CRESCENTI

Minutes Clerk

MINUTES ARE ALSO TAPED AND KEPT ON FILE UNTIL THE WRITTEN MINUTES ARE APPROVED.

The City of Carlsbad Housing & Neighborhood Services
**A REPORT TO THE HOUSING
COMMISSION**


Staff: Bobbi Nunn
Housing Program Manager
Item No. 1

DATE: MARCH 10, 2011

SUBJECT: CARLSBAD PUBLIC HOUSING AGENCY ANNUAL PLAN

I. RECOMMENDATION

That the Housing Commission **ADOPT** Resolution No. 2011-001, **RECOMMENDING** that the Housing and Redevelopment Commission **APPROVE** the Carlsbad Public Housing Agency (PHA) Annual Plan for Fiscal Year 2011 for submission to the U.S. Department of Housing and Urban Development.

II. BACKGROUND

Housing & Neighborhood Services administers the federally funded Section 8 Rental Assistance Program for the Public Housing Authority in Carlsbad, which is more specifically known as the Carlsbad Housing Agency. Pursuant to code of federal regulations (CFR) 24 Part 903, a Public Housing Authority (PHA) is required to submit a 5-Year and Annual Plan. The 5-Year and Annual PHA Plans provide a basic guide to PHA policies, rules, and requirements concerning the PHA's operations, programs and services. In addition, the Plan advises HUD and members of the public the PHA's mission and strategies for serving the needs of low-income and very low-income families. The 5-Year Plan for 2010 - 2014 was approved by the Housing and Redevelopment Commission on April 13, 2010 and submitted to HUD.

III. DISCUSSION

The Draft PHA Annual Plan is available for public review and comment prior to a Public Hearing and adoption by the Housing and Redevelopment Commission. The public review period will end on April 5, 2011 and the Public Hearing before the Housing and Redevelopment Commission is tentatively scheduled for April 5, 2011. Public comments on the Draft PHA Plan will be addressed and included in the final document.

As a High Performing Housing Agency, the only requirement for the PHA Annual Plan is to identify PHA Plan elements that have been revised by the PHA since the last Annual Plan submission. The only areas that need to be addressed in the PHA Plan Update segment are: Financial Resources; Rent Determination, specifically Payment Standards; Fiscal Year Audit; and efforts concerning the Violence Against Women Act (VAWA).

Once the Plan is approved, the following documents must be submitted in addition to the PHA Plan template (form HUD 50075):

- Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations* (which includes all certifications relating to Civil Rights); and
- Resident Advisory Board (RAB) comments and a narrative describing the analysis of any recommendations and decisions made regarding the recommendations.

IV. STAFF RECOMMENDATION

Staff recommends that the Housing Commission adopt Resolution No. 2011-001, recommending that the Housing and Redevelopment Commission approve the PHA Annual Plan for Fiscal Year 2011 for submission to the U.S. Department of Housing and Urban Development.

V. EXHIBITS

1. Housing Commission Resolution No. 2011-001
2. Annual PHA Plan (form HUD-50075) for Fiscal Year 2011

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28

WHEREAS, the Housing & Neighborhood Services Department administers the Section 8 Assistance Program for the City of Carlsbad's Public Housing Agency (PHA); and

WHEREAS, federal regulations provide that the 5-Year and Annual Plans must be adopted by the Board of Commissioners of the Housing Agency and submitted to the U.S. Department of Housing and Urban Development.

1. The above recitations are true and correct.
2. That based on the information provided within the Housing Commission Staff Report, the Housing Commission **ADOPTS** Resolution No. 2011-001, recommending to the Housing and Redevelopment Commission **APPROVAL** of the Carlsbad Annual PHA Plan for Fiscal Year 2011 and authorization to submit to the U.S. Department of Housing and Urban Development.

///

PASSED, APPROVED, AND ADOPTED at a meeting of the Housing Commission of the City of Carlsbad, California, held on the 12th day of March 2009, by the following vote, to wit:

ABSTAIN:

DEBORAH K. FOUNTAIN
HOUSING & NEIGHBORHOOD SERVICES DIRECTOR

PHA 5-Year and Annual Plan	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 4/30/2011
-----------------------------------	---	--

1.0	PHA Information PHA Name: <u>CARLSBAD HOUSING AGENCY - CARLSBAD HOUSING & NEIGHBORHOOD SERVICES</u> PHA Code: <u>CA077</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>07/2011</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>n/a</u> Number of HCV units: <u>703 baseline</u>					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only					
4.0 N/A	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
	PHA 1:				PH	HCV
	PHA 2:					
	PHA 3:					
5.0 N/A	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update. <p style="text-align: center;">NOT REQUIRED @ ANNUAL PLAN SUBMISSION</p>					
5.1 N/A	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: <p style="text-align: center;">NOT REQUIRED @ ANNUAL PLAN SUBMISSION</p>					
5.2 N/A	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. <p style="text-align: center;">NOT REQUIRED @ ANNUAL PLAN SUBMISSION</p>					

6.0 PHA Plan Update:

Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:

2. Financial Resources:

Statement of Financial Resources: Planned Sources and Uses

[24 CFR Part 903.12 (b), 903.7 (c)]

Source: Federal Grants (CY 2010 grants)	
Annual Contributions for HCV Program	\$ 6,600,208
Total Resources	\$ 6,600,208

3. Financial Resources:

Rent Determination

Payment Standards

Describe the voucher payment standards and policies.

What is the PHA's payment standard? (select the category that best describes your standard)

☒ Above 100% but at or below 110% of FMR.

If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☒ Other (list below)
- Higher standards in accordance with the San Diego Apartment Association Rent Survey

11. Fiscal Year Audit:

Year ended June 30, 2010 – The audit disclosed no audit findings required by the auditors to be reported under paragraph .510(a) of OMB Circular A-133.

13. Violence Against Women Act (VAWA):

The PHA complies with VAWA and has advised staff of outside resources available to child or adult victims of domestic violence, dating violence, and sexual assault or stalking. Staff has been directed to provide referrals to outside agencies that provide such services, including the Women's Resource Center, which is located in Oceanside and provides domestic violence services in the PHA service area.

In addition a brochure titled: *Violence Against Women Act – What Applicants, Tenants, Owners and Landlords Need to Know* is available in the lobby of the Housing Department and is included in the Briefing Packets.

6.0 PHA Plan Update - continued

- (a) *Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan: (For a complete list of PHA Plan elements, see Section 6.0 of the instructions.)*

Main administrative office of the PHA:

- City of Carlsbad
Housing & Neighborhood Services
2965 Roosevelt Street, Suite B
Carlsbad, CA 92008

Main administrative office of the local, county or State government:

- City of Carlsbad – City Hall
City Clerk & Records Management
1200 Carlsbad Village Drive
Carlsbad, CA 92008

Public libraries:

- City of Carlsbad
Main Library
1775 Dove Lane
Carlsbad, CA 92011
- City of Carlsbad
Georgina Cole Library
1250 Carlsbad Village Drive
Carlsbad, CA 92008

Other:

- City of Carlsbad
Senior Center
799 Pine Avenue
Carlsbad, CA 92008

PHA Plan Supporting Documents are available for inspection at:

Main business office of the PHA:

- City of Carlsbad
Housing & Neighborhood Services
2965 Roosevelt Street, Suite B
Carlsbad, CA 92008

7.0 N/A	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. <i>Include statements related to these programs as applicable.</i>
8.0 N/A	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.
8.1 N/A	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.
8.2 N/A	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.
8.3 N/A	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.
9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>See Attached: CARLSBAD HOUSING AGENCY Section 8 Waiting List, Demographic Summary Report</p>
9.1 N/A	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p style="text-align: center;">NOT REQUIRED @ ANNUAL PLAN SUBMISSION</p>
10.	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) <i>Progress in Meeting Mission and Goals.</i> Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan.</p> <p>See Attached: PROGRESS IN MEETING MISSION AND GOALS STATEMENT</p> <p>(b) <i>Significant Amendment and Substantial Deviation/Modification.</i> Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"</p> <p>PHA Definition of "significant amendment" and "substantial deviation/modification": Any change that will substantially negatively impact a majority of Section 8 participants and/or Section 8 Waiting List applicants, unless that change is required or mandated as a result of funding constraints and/or regulatory changes.</p>

11.	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) Not Applicable (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) Not Applicable (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) Not Applicable (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) Not Applicable (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) Not Applicable (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) Not Applicable

Waiting List, Demographic Summary Report

Age	Male	Female	HOH Male	HOH Female
0 - 5	7	15	0	0
6 - 12	26	27	0	0
13 - 17	24	25	0	0
18	4	1	0	0
19 - 29	17	24	4	13
30 - 39	12	31	9	27
40 - 49	5	22	4	19
50 - 54	9	12	9	11
55 - 61	7	10	5	8
62 - 65	4	6	4	4
Over 65	20	42	18	28
Sex not defined	440	0	0	0
DOB not defined	0	0	6	0
Sub Total	575	215	59	112

Race

Race	Total
WHITE	646
Black	93
American	9
Asian	23
Other	6
Multiple	3
None	13
Race not defined	2
Sub Total	795

Elderly/Disabled

Age	Elderly	Non-Elderly	Disabled	Handicapped
0 - 17	2	126	2	0
18 - 61	0	448	107	1
62 and Older	185	29	91	0
Sub Total	187	603	200	1

Waiting List , Demographic Summary Report

Average Annual Income

Family Size	Avg. Annual Income	Avg. Family Size	Avg. Annual Income Per Family	No. of Families
0	30432	1.31	12698	1
1	11083			502
2	17334			45
3	20135			32
4	20935			14
5	33429			8
6	25800			1
7	38656			2

Total No. of Families

605

Earned Income

Total No. of Families	No. of Family Earned Income	% of Family With Earned Income	Total No. of Person	No. of Person Earned Income
605	94	15.54	804	112

Ethnicity

Relation	Hispanic	Non-Hispanic
HOH	97	508.00
Non HOH	77	108.00
Sub Total	174	616.00

End of Report

**ATTACHMENT TO HUD-50075
PHA ANNUAL PLAN – FY 2011**

PROGRESS IN MEETING MISSION AND GOALS STATEMENT

PROGRESS OF 5-YEAR PLAN GOALS AND OBJECTIVES – FY 2005 - 2010

PHA Goal: Expand the supply of assisted housing

Objective: 1) Leverage private or other public funds to create additional housing opportunities; and 2) Collaborate with private developers and non-profit agencies.

- Affordable Housing Construction Assistance - Carlsbad's affordable housing program allows the City to assist in the development of new affordable housing units; resulting in an increase of the availability of affordable housing for renters that is decent and safe.

PHA 5-YEAR PLAN GOALS AND OBJECTIVES	2005	2006	2007	2008	2009	2010	Total 2005-2010
Assist in construction of new affordable housing.	56 units	3 units	168 units	78 units		11 units	316 total units
Carlsbad Family Housing	56						
Laguna Point Inclusionary Housing		3					
Hunters Point Inclusionary Housing			168				
Glen Ridge Inclusionary Housing				78			
Roosevelt Gardens Partnership with Habitat for Humanity						11	

PHA Goal: Improve the quality of assisted housing

Objective: Improve voucher management (SEMAP score).

- Obtained a 98% PIC reporting rate
- Designated by HUD as a high-performer for FY 2008, 2009, and 2010
- Maintained and utilized HAP costs within the HUD allocation